

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2179

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON,
ADOPTING ANNUAL DOCKETED CHANGES TO THE
COMPREHENSIVE PLAN FOR 2009 RELATING TO LAND USE
DESIGNATIONS AND CAPITAL FACILITY PLANS, AND AMENDING
ORDINANCE 1866, AS AMENDED**

WHEREAS, as one of the cities in Snohomish County, the City of Snohomish is required to adopt and regularly update a comprehensive plan pursuant to the Washington State Growth Management Act (GMA); and

WHEREAS, under the GMA, the City is authorized to amend its Comprehensive Plan on an annual basis; and

WHEREAS, following the issuance of a Final Environmental Impact Statement, the Comprehensive Plan was substantially revised in February 2005 to ensure conformance with GMA requirements; and

WHEREAS, following discussions conducted during meetings open to the public, the Planning Commission has recommended that the City of Snohomish discontinue use of the Public land use designation and thereby minimize differences in land use controls applicable to public versus non-public land uses; and

WHEREAS, docketed annual amendments to the Comprehensive Plan as provided by this Ordinance and Ordinance 2175 were considered concurrently so the cumulative effect of the various proposals could be ascertained; and

WHEREAS, from time to time it is necessary to update Comprehensive Plan references to adopted capital facilities plans for public utilities and public services; and

WHEREAS, since the adoption of the Comprehensive Plan, the Snohomish School District adopted a new Capital Facilities Plan (CFP) and the City of Snohomish adopted a new Water Utility Capital Facility Plan; and

WHEREAS, the adopted Comprehensive Plan contains lengthy verbiage and information that merely replicates verbiage and information contained in the District's CFP and such repetition is now deemed to be unnecessary; and

WHEREAS, the District's 2008-2013 CFP contains calculations for school impact fees and the amount of fees specified is a reduction from the impact fees called for by the previous CFP; and

WHEREAS, discontinued use of the Public land use designation necessitates commensurate amendments to the Land Development Code as set forth in Title 14 SMC; and

WHEREAS, acting as the City of Snohomish SEPA Responsible Official, the City Planning Director reviewed the proposed amendments to the Comprehensive Plan and Land Development Code and issued a Determination of Non-significance (DNS); and

WHEREAS, amendment of the Land Use Designation Map to reflect the desire to no longer use and apply the Public land use designation was considered as an area-wide, non-project legislative action; and

WHEREAS, the City has conducted a broad process of public participation to review proposed area-wide amendments to the Comprehensive Plan; and

WHEREAS, for 2009, the City has reviewed the proposed amendments to the Comprehensive Plan for internal consistency; and

WHEREAS, on September 2, 2009, a public hearing on the proposed amendments was held by the Planning Commission, and all persons wishing to be heard were heard; and

WHEREAS, on September 15, 2009, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard; and

WHEREAS, public notice of the SEPA DNS and the public hearings for the proposed non-project actions was provided as required by law; and

WHEREAS, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Community, Trade, and Economic Development of the City's intent to adopt the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Planning Commission and the City Council find that the Comprehensive Plan amendments adopted in this ordinance are:

1. Internally consistent with the Comprehensive Plan;
2. Consistent with the Growth Management Act and the State Environmental Policy Act; and
3. In the interest of the public health, safety, and welfare of Snohomish residents.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON DO HEREBY ORDAIN AS FOLLOWS:

Section 1. The amendments enacted by this Ordinance shall be integrated with the amendments adopted by Ordinance 2175.

Section 2. Application 09-09-001-CPA (Public land use designation).
Ordinance 1866, as amended, and the Land Use Designation Map (Map LU-1) within the Land Use Element (Chapter 9) of the City of Snohomish Comprehensive Plan are each hereby amended as set forth in the attached Exhibit A.

Section 3. Application 09-09-001-CPA (Public land use designation).

Ordinance 1866, as amended, and the Land Use Element of the City of Snohomish Comprehensive Plan are each hereby amended to include Map LU-3 as set forth in the attached Exhibit B.

Section 4. Application 09-09-001-CPA (Public land use designation).

Ordinance 1866, as amended, and the Land Use Element of the City of Snohomish Comprehensive Plan are each hereby amended as set forth in the attached Exhibit C.

Section 5. Application 10-09-001-CPA (Capital Facility Plans).

Ordinance 1866, as amended, and the Snohomish Schools section of the Community Facilities and Services Element (Chapter 7) of the City of Snohomish Comprehensive Plan are each hereby amended as set forth in the attached Exhibit D.

Section 6. Application 10-09-001-CPA (Capital Facility Plans).

The City of Snohomish Capital Facility Plan 2009-2014 and the Snohomish School District Capital Facility Plan 2008-2013 are each hereby adopted. Ordinance 1866, as amended, and the Capital Facilities Program section as provided on Page 12-2 of the Capital Facilities Element (Chapter 12) of the City of Snohomish Comprehensive Plan are each hereby amended as set forth in the attached Exhibit E.

Section 7. Application 10-09-001-CPA (Capital Facility Plans).

Ordinance 1866, as amended, and Table CF-1 of the Capital Facilities Element (Chapter 12) of the City of Snohomish Comprehensive Plan are hereby each amended by repeal of the Snohomish School District Capital Facilities Program 2006-2011.

Section 8. Severability.

If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 9. Effective Date.

This Ordinance shall take effect five days after its publication by summary.

ADOPTED by the City Council and **APPROVED** by the Mayor this 15th day of September, 2009.

CITY OF SNOHOMISH

By _____
RANDY HAMLIN, MAYOR

Attest:

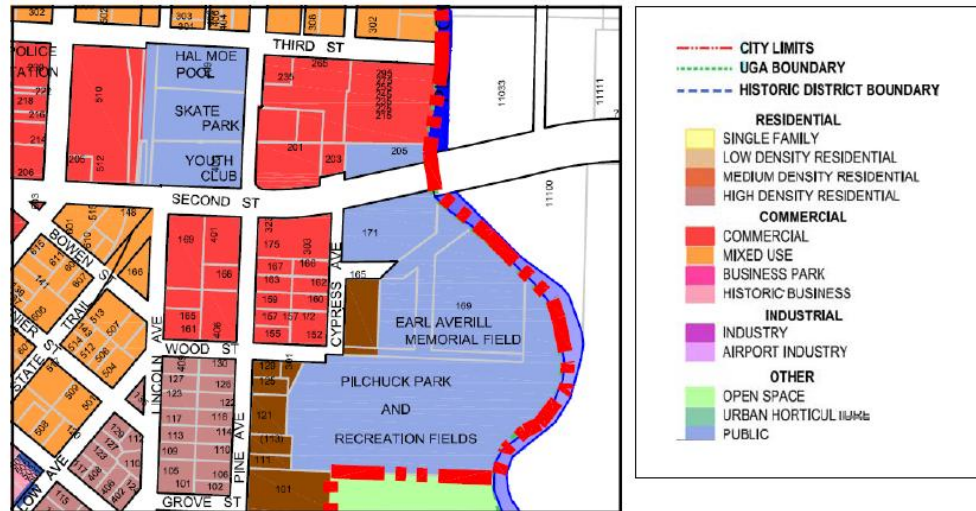
Approved as to form:

By _____
TORCHIE COREY, CITY CLERK

By _____
GRANT K. WEED, CITY ATTORNEY

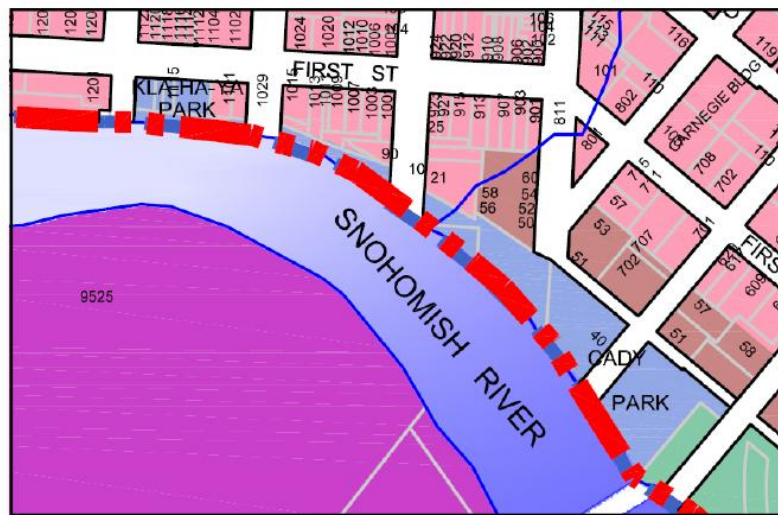
Proposed Amendments to Land Use Designation Map

1.



	Common Name	Acres	Former Designation	New Designation
1.a	Hal Moe Pool, Skate Park, Youth Activity Center, Future Centennial Trail, Pioneer Cemetery	10.37	Public	Commercial
1.b	Earl Averill Memorial Field, Pilchuck Park	12.07	Public	Open Space

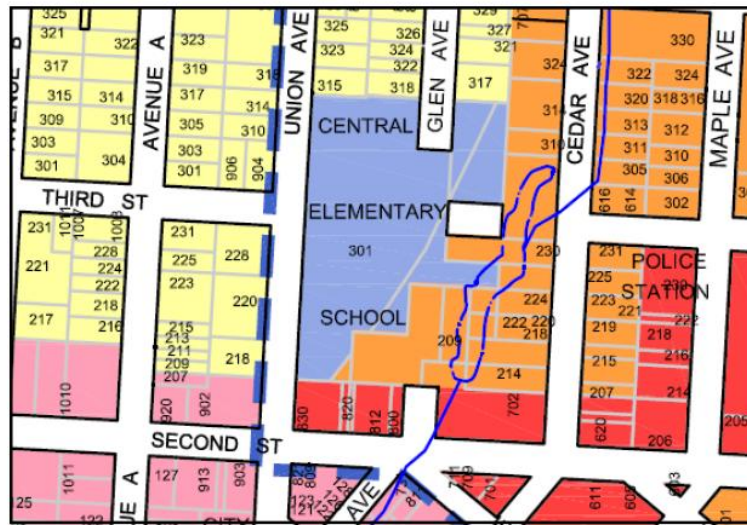
2.



	Common Name	Acres	Former Designation	New Designation
2.a	Kla-Ha-Ya Park	0.47	Public	Historic Business
2.b	Riverfront Trail, Cady Park	2.57	Public	Open Space

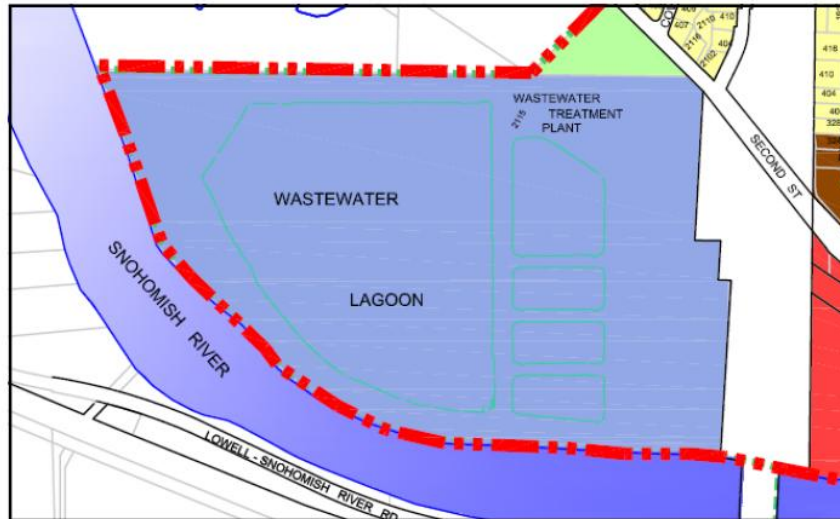
Exhibit A – Ordinance 2179
Public Land Use Designation

3.



	Common Name	Acres	Former Designation	New Designation
3.a	Central Elementary School	4.83	Public	Single Family Residential

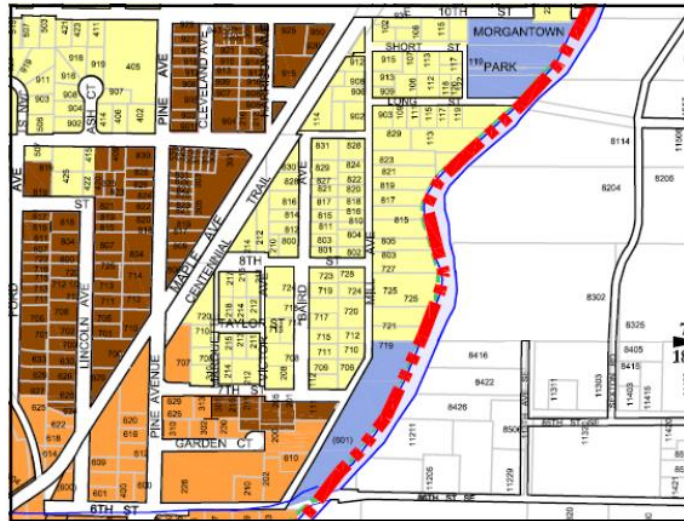
4.



	Common Name	Acres	Former Designation	New Designation
4.a	Wastewater Treatment Plant	70.33	Public	Industrial

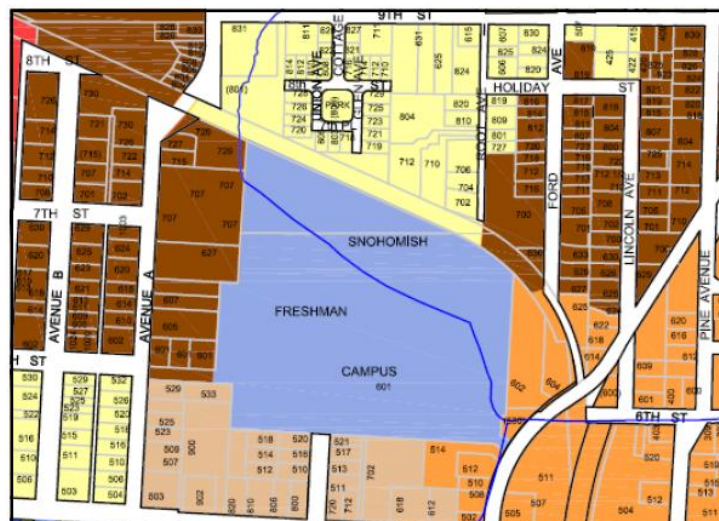
Exhibit A – Ordinance 2179
Public Land Use Designation

5.



	Common Name	Acres	Former Designation	New Designation
5.a	Morgantown Park	2.33	Public	Single Family Residential
5.b	Pilchuck Riverbank at Sixth Street	2.56	Public	Open Space

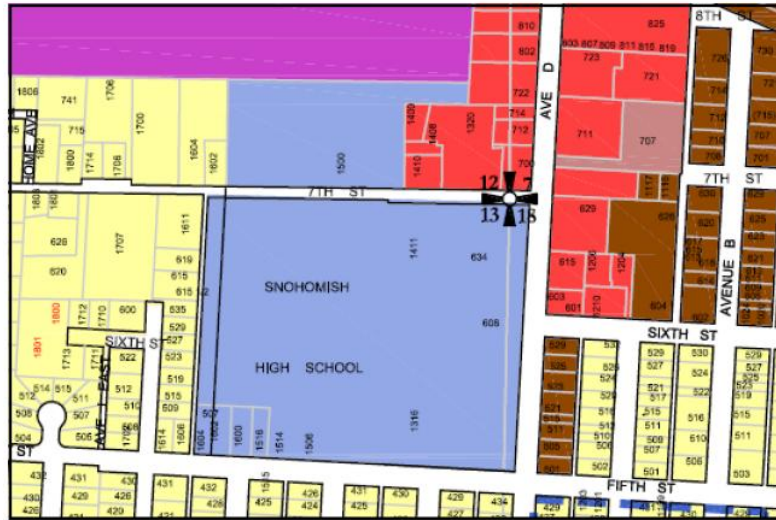
6.



	Common Name	Acres	Former Designation	New Designation
6.a	Freshman Campus	21.72	Public	Low Density Residential

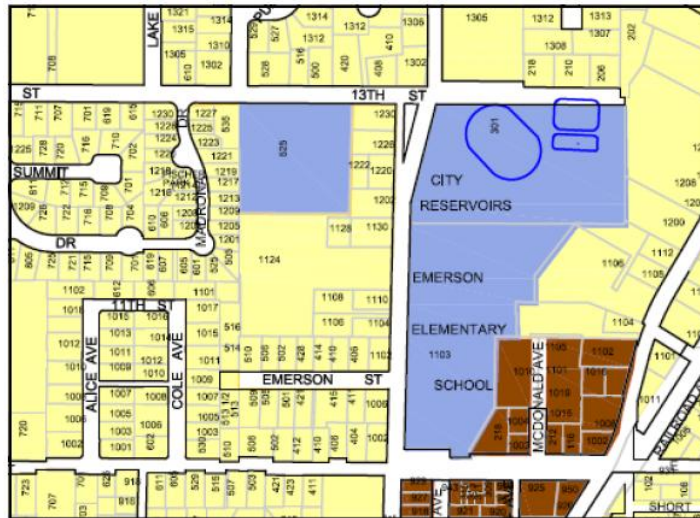
Exhibit A – Ordinance 2179
Public Land Use Designation

7.



	Common Name	Acres	Former Designation	New Designation
7.a	Snohomish High School	29.75	Public	Single Family Residential

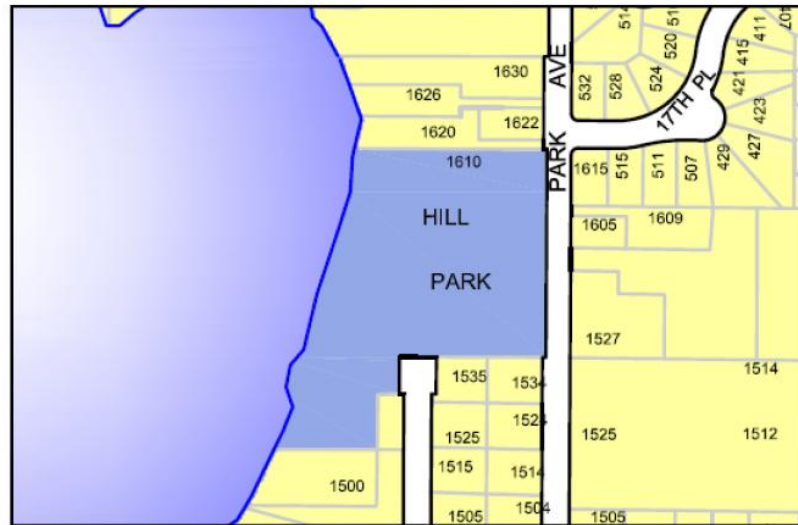
8.



	Common Name	Acres	Former Designation	New Designation
8.a	Parkway Alternative Learning Center	3.38	Public	Low Density Residential
8.b	Emerson Elementary, City Reservoirs	13.41	Public	Single Family Residential

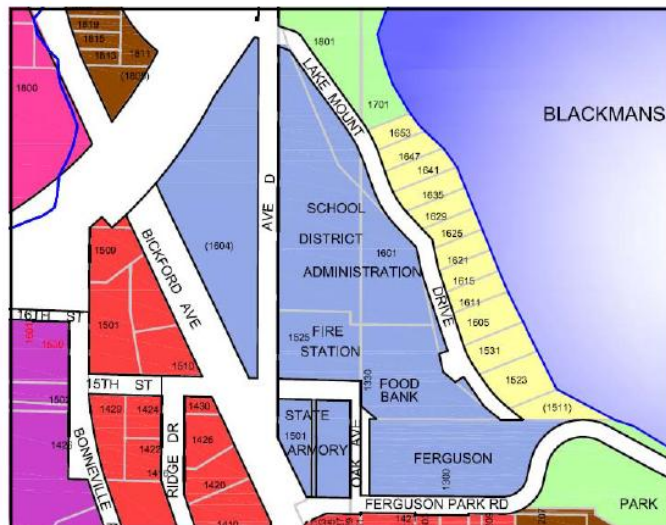
Exhibit A – Ordinance 2179
Public Land Use Designation

9.



	Common Name	Acres	Former Designation	New Designation
9.a	Hill Park	5.76	Public	Single Family Residential

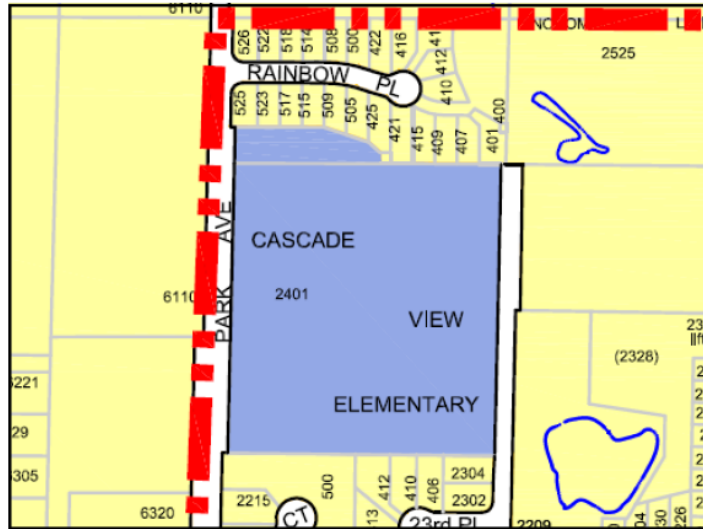
10.



	Common Name	Acres	Former Designation	New Designation
10.a	WSDOT Park & Ride, School District Resource & Service Center, Fire District 4 Station 43, Snohomish Food Bank, WA State Department of Military Armory, Ferguson Park	20.5	Public	Commercial

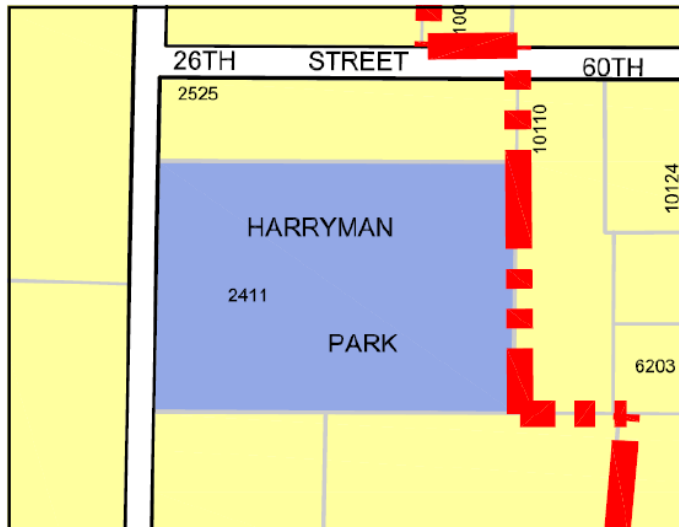
Exhibit A – Ordinance 2179
Public Land Use Designation

11.



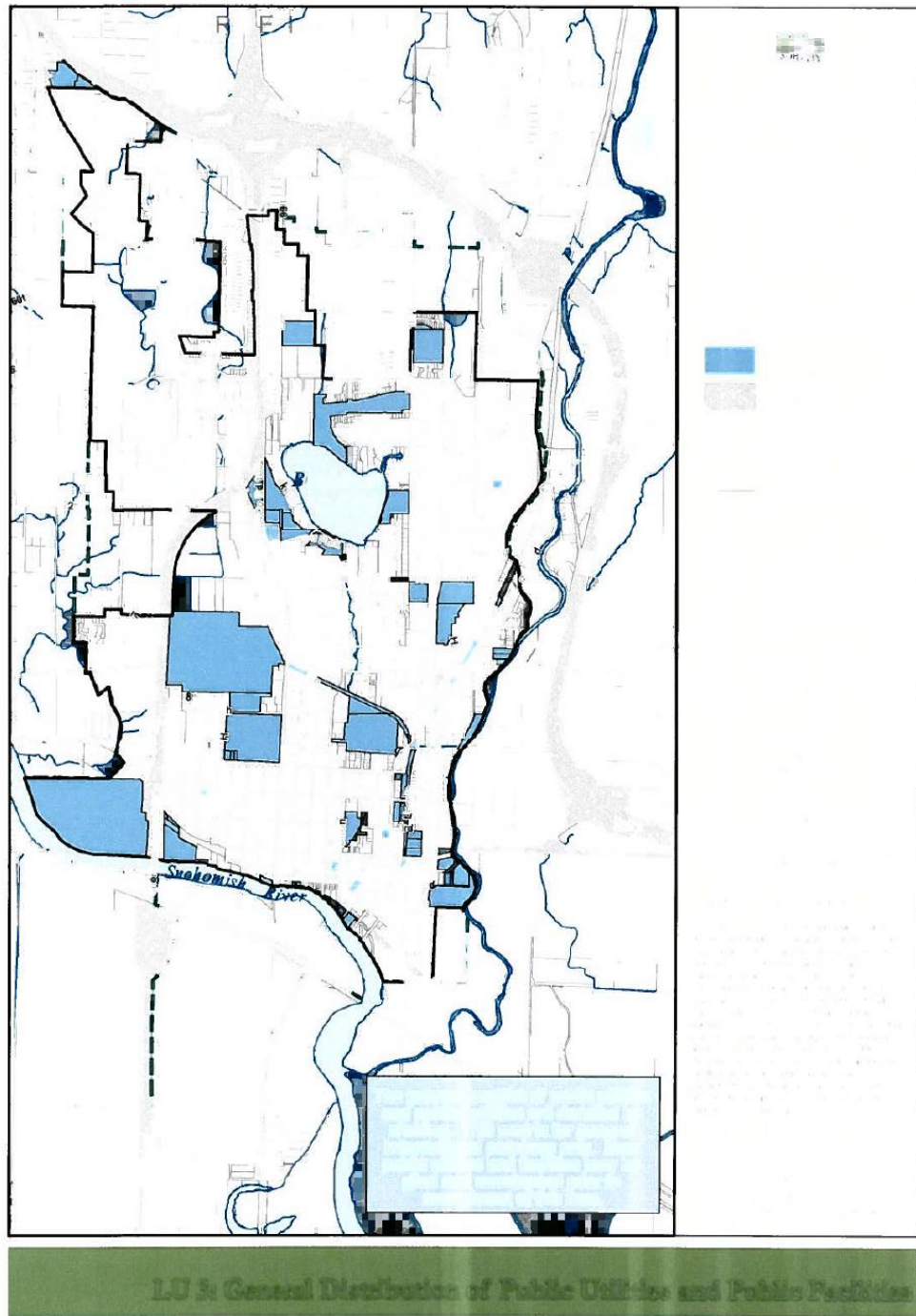
	Common Name	Acres	Former Designation	New Designation
11.a	Cascade View Elementary	9.74	Public	Single Family Residential

12.



	Common Name	Acres	Former Designation	New Designation
12.a	Harryman Park	7.35	Public	Single Family Residential

Exhibit B – Ordinance 2179
Public Land Use Designation



Map LU-3: Public Utilities and Facilities (General Location)

LAND USE

Vision Statement

We visualize Snohomish to provide ample opportunities to work, live, play and maintain the quality of life that preserves the community's character in its land use.

We visualize Snohomish to provide for residential, commercial and industrial growth that preserves the community's character in its land use.

Introduction

The City's land use pattern is the most important physical aspect of a community. A community's land use pattern describes what types of activities take place, where those activities are located, and how they all fit together to define the structure of the City. Land use planning is essential to proper growth and development of Snohomish. It allows the community to ensure that adequate amounts of land for various types of land uses are provided for future growth. Land use planning also enables a city to control how growth and development will occur so that an efficient, orderly, and compatible land use pattern is created and adequate land is designated to meet growth needs.

Map LU-1 shows the existing land use designation patterns. By using this map in conjunction with the Critical Areas map, very little vacant buildable space remains in the City limits. Opportunities for redevelopment or infill exist, however the land within the existing City limits will not accommodate the desired commercial and industrial development or expected residential development.

It is very important that an adequate amount of land be designated to incorporate the expected and desired growth in each land use category within the City planning area.

The Housing and Economic Development chapters have identified the need to designate additional land for residential, commercial and

industrial use. The Community Facilities chapter discusses public land needs.

The amount of vacant land for single-family residential and apartment use within the City limits, especially in large vacant parcels, is nearly depleted within the city limits. This means the City must look to the areas outside of the City limits, but within our UGA area to provide those large pieces of developable land. Because of anticipated growth in the service area of the City, it is likely that the demand for additional developments in both single-family and apartment residential dwelling spaces will increase as well.

Land Use Map

The land use is the physical expression of other Community Development policies contained in this plan including housing, economic development and community facilities.

The land use policies and map are intended to provide guidelines in evaluating how much of each basic land activity is needed, where it should be located, and how it should be developed.

If Snohomish wishes to ensure that the surrounding rural and agricultural lands retain their distinctive identity, it is necessary that the land base for the higher density single-family residential, and apartment units be provided within the future City boundaries. The City is the logical purveyor of the utilities necessary to serve dense residential developments.

The land use areas provided under this plan fulfill the following vision statements and plan element policies:

- Provides space for a forecasted addition of 1270 single family units and 596 multi-family units to house the target population of 13855.
- The total 3,544 single family units and 1,500 multi-family units will meet the City goal of remaining predominately single family.
- The 238 acres of vacant Business Park land provided will meet the goal of providing additional retail commercial opportunities and the projected short fall of 24 acres for retail land within our current UGA for the year 2025. Future annexations demand will provide space for jobs as described in the vision statement and job target described in the Economic Development chapter above.
- The 60 acres of Airport Industry designated land will allow the airport to remain and potentially be expanded; creating additional jobs and retaining a major transportation asset and essential public facility for the community and region under a community approved master plan scheduled for 2005.
- The 118 acres of Urban Horticulture and Open Space will retain natural features, help protect critical areas from unsuitable development and provide for some recreational opportunities. Recently the County has recommended removal of portions this land from the City's UGA.
- The strategy of allowing for manufactured housing and accessory units in Single Family areas will increase density and allow for more affordable housing.
- ~~((The 225 acres of public designated land will assist the community in meeting the demand for public facilities for public services and park and open space.))~~
Public utilities and facilities are not identified by a particular land use designation and instead such uses are assigned a land use designation consistent with the facility's surroundings. This process helps ensure that public facilities are sited where and when needed, while also allowing for evaluation of land use compatibility issues during the permit review process.
- The additional 41 acres of medium density multi-family designated land will allow for additional residential density and a full range of housing choices.

- The Urban Growth Boundary concentrates development in areas which can be provided with City services and provides for reasonable measures to meet the GMA growth policies.
- The Urban Growth Boundary in concert with rural density designations in the county will reduce sprawl.

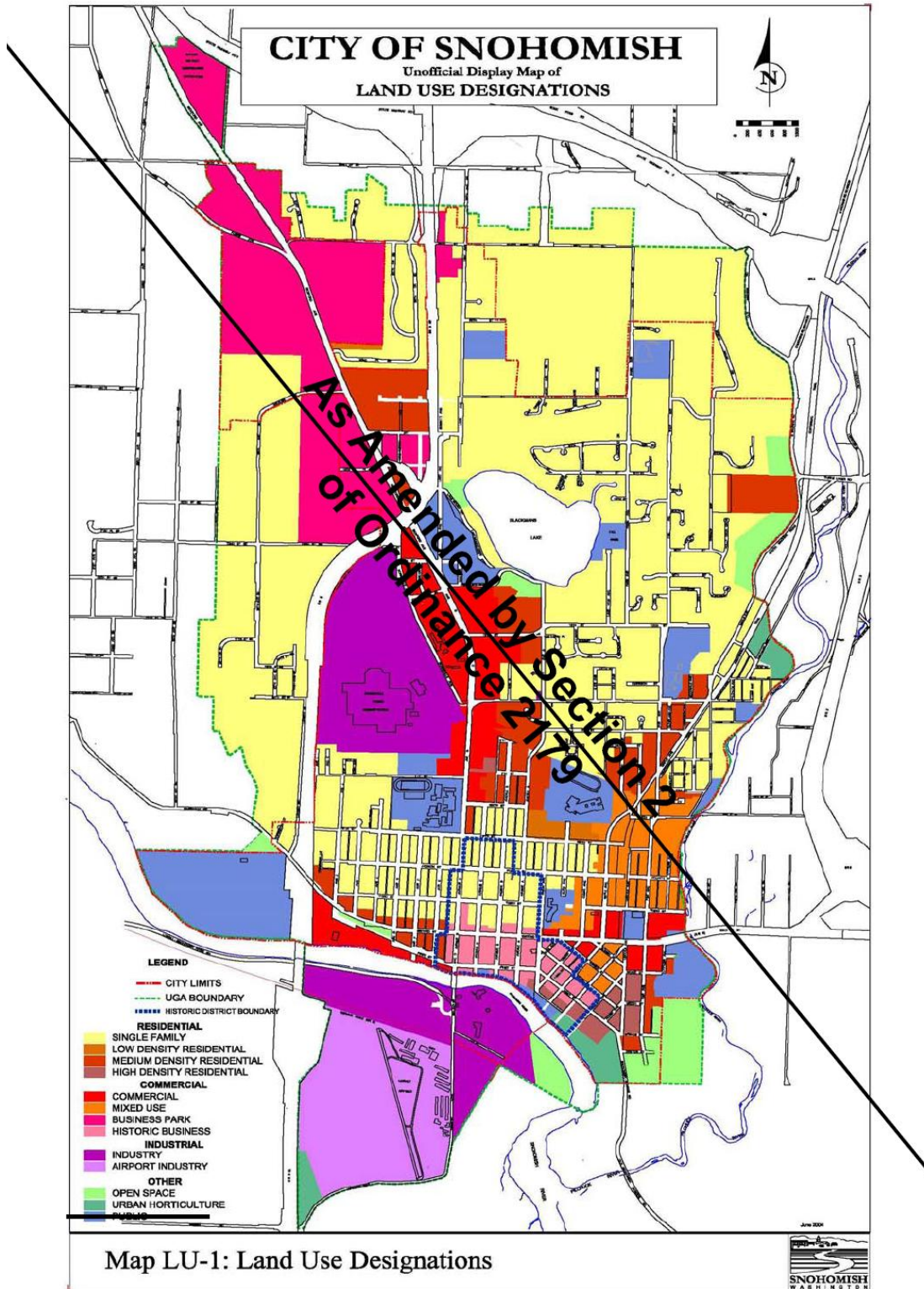


Table LU-1
Land Area by Land Use Designation

	Incorporated UGA		Unincorporated UGA		Total UGA	
Land Use Designation	Acres	Percent	Acres	Percent	Acres	Percent
Residential						
Single Family Residential	755.53	33%	462	52%	1,218	38%
Low Density Residential	17.26	1%	0	0%	17	1%
Medium Density Residential	135.82	6%	0	0%	136	4%
High Density Residential	17.6	1%	0	0%	18	1%
Commercial/Lt. Industrial						
Commercial	108.52	5%	0	0%	109	3%
Business Park	248.39	11%	10.95	1%	259	8%
Neighborhood Commercial	0	0%	0	0%	0	0%
Airport Industry	0	0%	145.37	16%	145	5%
Industry	58.81	3%	86.4	10%	145	5%
Historic Business	28.94	1%	0	0%	29	1%
Mixed Use	56.39	2%	0	0%	56	2%
Other						
Open Space	34.58	2%	33.29	4%	68	2%
Urban Horticulture	20.04	1%	21.48	2%	42	1%
Suitable for Public Use	346.5	15%	6.57	1%	353	11%
Roadway-ROW	390.74	17%	78.4	9%	469	15%
Open Water	62.94	3%	51.06	6%	114	4%
Totals	2,282	100%	895.8	100%	3,178	100%

LAND USE GOALS AND POLICIES

GOAL LU 1: **Maintain a standard that provides adequate space for existing and future land use needs of Snohomish while making certain the development of an efficient, orderly, and compatible land use pattern for the City.**

Policies:

LU 1.1: Maintain a practice of the City using the public planning process in order to promote that all new development is located in appropriate areas in order to prevent the creation of potential nuisances, practices not to the community's standard, and hazards which might be created by the juxtaposition of incompatible land uses.

LU 1.2: Maintain a practice of the City applying and reviewing our existing land use development code and eliminate pyramiding of uses and overlay designations where they are found to promote the establishment of incompatible land uses.

LU 1.3: Maintain a practice of providing in accordance with Growth management additional land for each form of major land use through changes in annexations based upon the policies contained in this plan and the Land Use ordinance and map.

GOAL LU 2: **Maintain a standard that all new development will be consistent and compatible with the adopted Vision Statement and other policies contained in the Policy Plan and with the State of Washington's Growth Management Act to make certain reasonable measures are taken to allow for increased density and planned growth. .**

Policies:

LU 2.1: Maintain a practice of using the adopted land use policies and the adopted Land Use Plan maps to evaluate all annexations, subdivisions, and other land use actions and requests.

GOAL LU 3: **Maintain a standard that the City will promote all new development that occurs in a manner consistent with the ability of the City and/or private persons to provide and pay for necessary street improvements, services, facilities, and utilities needed to accommodate a given intensity or density of development.**

Policies:

LU 3.1: Maintain a practice of requiring as a condition of plat or development approval, the installation or upgrading of needed improvements or mandatory involvement in a future Local Improvement District.

LU 3.2: Maintain a practice that development will be served by water, sewer and power, and paved streets with curbs, gutters, sidewalks and street lights.

SINGLE-FAMILY LAND USE

GOAL LU 4: Maintain standards that develop single-family areas, which provide suitable living environments for individuals and families, which have the following characteristics: quietness, privacy, safety, and land use stability and compatibility. These areas are intended for detached single-family dwelling units.

Policies:

- SF 4.1:** Maintain a practice that single-family areas should coincide with defined planning areas that allow for the retention or development of stable single-family neighborhoods with individual character and identity.
- SF 4.2:** Maintain a practice that single-family development should not exceed six units per gross acre in accordance with our current land use ordinances.
- SF 4.3:** Maintain a practice that single-family development should be located on varying terrain which avoids poorly-drained areas and complies with all adopted environmental policies.
- SF 4.4:** Maintain a practice that single-family development should have direct access to local or private streets with close proximity to major thoroughfares and bus transportation and be pedestrian friendly in order to provide direct connections to work, shopping and recreational areas.
- SF 4.5:** Maintain a practice that newly annexed existing single-family residences served by septic tanks, must connect to City sewer lines within five years after service is extended to the properties.
- SF 4.6:** Maintain a practice that single-family areas should be located in planning areas that have a stable single-family land use character and have arterial and collector streets as boundaries with local residential streets for internal circulation.
- SF 4.7:** Maintain a practice that areas which are included in defined historic districts or which exhibit other special qualities that should be preserved and which have a single-family character should be retained as single-family areas.
- SF 4.8:** Maintain a practice that new single-family development on the fringes of the City should be located near similar developments in order to avoid the costly and undesirable consequences of scattered development in accordance with GMA policies.
- SF 4.9:** Maintain a practice that manufactured homes on individual lots may be located in single-family areas, except for historic districts or landmark areas, provided they meet the following conditions:
- a. Are affixed to a permanent foundation;
 - b. Meet the City and State standards regarding electrical, plumbing, sewer and water hookups;

- c. Comply with appropriate provisions of the International Building Code, and equivalent HUD codes;
- d. Meet the current Washington State Energy Code.

SF 4.10: Maintain a practice that low density apartments may be allowed as conditional use in conjunction with the operation of a nursing home in single-family areas, provided: that they are used for housing or are managed care facilities and that the size of the overall operation will be on a site of three acres or more.

SF 4.11: Maintain a practice that senior housing be permitted in close proximity to urban centers and transportation systems

MULTI-FAMILY LAND USE

GOAL LU 5: **Maintain a standard of retaining and developing adequate apartment areas to provide a suitable living environment and the greatest range in residential densities, housing types, life-styles and economic needs of the population.**

Policies:

MF 5.1: Maintain a practice that develop apartment areas using the following classifications and allowed maximum density per acre:

- a. Low density, 12 units per acre.
- b. Medium density, 18 units per acre.
- c. High density, 24 units per acre.
- d. Senior Housing, 30 units per acre.

MF 5.2: Maintain a practice that the density of apartment development should be based upon topography, availability of streets and utilities, and proximity to major transportation corridors and commercial areas.

MF 5.3: Maintain a practice that apartment densities should not exceed 24 units per acre, except for senior housing where it may be 30 units per acre maximum, if it can be shown such development will have low impact on the neighborhood and city services.

MF 5.4: Maintain a practice that apartment development should be located on varying terrain which avoids poorly-drained areas and will comply with the adopted storm water, drainage and critical area environmental policies.

MF 5.5: Maintain a practice that develops apartments near collector and/or arterial streets and bus routes in order to provide direct connections to places of work, shopping, and recreation.

MF 5.6: Maintain a practice that streets providing access to apartments should have the capacity for vehicular and pedestrian traffic resulting from a given density of apartment development.

- MF 5.7:** Maintain a practice that apartment development should be located near shopping, recreational, and school facilities in order to provide easy access either by car or on foot.
- MF 5.8:** Maintain a practice that apartment development should be served by adequate water, sanitary sewer, and power utilities.
- MF 5.9:** Maintain a practice that high-density apartment development should be located in such a way as to minimize view obstruction.
- MF 5.10:** Maintain a practice that medium-to-high-density apartment development should be confined to areas near major transportation corridors and commercial areas.
- MF 5.11:** Maintain a practice that low-density apartment developments should be located in the outlying areas of the City where needed services are available, as transitional areas between different land uses, and in areas requiring restrictions on the height of structures.
- MF 5.12:** Maintain a practice that apartment areas should be located adjacent to commercial areas and planned industrial parks.
- MF 5.13:** Maintain a practice that apartment areas should be used as a buffer between single-family areas and commercial and industrial areas.
- MF 5.14:** Maintain a practice that high-rise apartments in excess of three stories will not be allowed within the City at this time.
- MF 5.16:** Maintain a practice that mobile home sites will not be allowed in multi family zones. Mobile home sites will be limited to existing mobile home park sites.
- MF 5.17:** Maintain a practice that high density apartments will be approved in a site development plan approval process.

COMMERCIAL LAND USE

GOAL LU 6: **Maintain a standard of developing sufficient commercial areas which are safe, attractive, and convenient to meet the service and shopping needs of the Snohomish trade area.**

Policies:

- CA 6.1:** Maintain a practice that designates adequate commercial areas to provide for commercial activities, which have differing characteristics and activities as described below:
- a. Commercial Designation: A concentration of individual shops and stores in conjunction with neighborhood and community shopping centers which are auto-oriented and located along major arterials of the City. Such commercial areas should provide a wide range of convenience and general merchandise goods and services. It is oriented towards service and automotive shopping and has a local market draw.

- b. Neighborhood Business: Is a concentration of individual shops and stores in conjunction with neighborhood and community shopping centers which are auto-oriented and located along major arterials of the City. Such neighborhood areas should provide a basic range of convenience and general merchandise goods and services. It is oriented towards service and pedestrian local market draw.
- c. Historic Business Designation: It is the part of the commercial area which is in the Historic District. The Historic Business Designation (HBD) is both pedestrian and auto-oriented and will provide a broad range of pedestrian-oriented commercial services and goods, including offices, specialty shops, and entertainment activities and has reduced parking requirements to encourage the preservation and renovation of existing structures.
- d. Business Park: These areas will allow a mix of light manufacturing and commercial uses with approval of a site development plan and access points in each development. This will discourage strip commercial development and broaden the array of developable areas to include those with environmental constraints. Development will occur under strict aesthetic and environmental controls. It is intended to designate and preserve large parcels for commercial and manufacturing activities which require extensive land areas. Residential uses are permitted only in conjunction with commercial use on the same site.

- CA 6.2:** Maintain a practice that all commercial areas should be located on reasonably level sites which avoid poorly-drained areas and should comply with adopted environmental policies.
- CA 6.3:** Maintain a practice that all commercial areas should adjoin streets which have the capacity to handle the additional vehicular and pedestrian traffic resulting from a given type of commercial development.
- CA 6.4:** Maintain a practice that all commercial areas should be served by adequate water, sanitary facilities, power, and storm drainage utilities.
- CA 6.5:** Maintain a practice that commercial areas should be developed as defined centers with access and visual exposure to arterials and highways.
- CA 6.6:** Maintain a practice that all commercial development should be carefully located and designed to eliminate or minimize adverse impact of heavy traffic volumes, and to separate automobiles from pedestrian traffic.
- CA 6.7:** Maintain a practice that commercial centers should be developed so as to encourage aesthetic site arrangements of buildings with landscaping and adequate off-street parking areas and contain pedestrian friendly orientation.
- CA 6.8:** Maintain a practice that business park areas shall have access to at least one major arterial in order to meet transportation needs of commercial activities and are coordinated with non motorized transportation systems.
- CA 6.9:** Maintain a practice that business park areas shall be designated where the City wishes to preserve large sites for a blend of selected commercial and manufacturing uses which require extensive land at a low unit cost, but may possess environmental constraints.

- CA 6.10:** Maintain a practice that development of business parks shall be done with ample landscaping, open space, and good site design that protects existing environmental characteristics and the protection of existing residential neighborhoods. Site design is encouraged to have internal road networks and limited access onto the major arterial. Access limitations will reduce traffic hazards on arterials impacted by the vehicles attracted to these commercial activities.
- CA 6.11:** Maintain a practice that approval of development within a Business Park designation will require review as a site development plan. The normal minimum site area will be five acres, however individual properties with an existing area of less than five acres at the time of annexation into the City of Snohomish or at the date of designation as Business Park may also be approved for development through the site development plan process. Access to a development processed as a site development plan should have limited access to abutting roadways subject to appropriate traffic engineering and emergency access review.

INDUSTRIAL LAND USE

GOAL LU 7: **Maintain a standard that designates sufficient industrial areas of varying sizes and types in order to achieve economic stability and employment growth to encourage the development of the city as a small diversified manufacturing center and to provide locations for other land uses that require separation from residential and other uses.**

Policies:

- IA 7.1:** Maintain a practice that designate adequate land use areas to allow for the growth of existing industries, to provide space for new small manufacturing activity and to address needs of other land uses that require separation. The airport has unique needs and problems and should be identified and regulated as airport industry areas. The land use categories described below, when implemented on the land use plan, will provide areas for manufacturing and other activities with different characteristics.
- a. Industrial Designation. The industrial plan designation is for those uses that do create compatibility problems with other kinds of land uses, but do not create excessive amounts of noise, light, noxious odors or hazardous products or by-products. Adult uses are allowed in one specific area of the city designated industry.
 - b. Airport Industry Designation. Harvey Airfield and the surrounding area should be protected as a regional resource. This designation will protect it from incompatible land uses, allow its orderly expansion, and provide for its further development as a regional reliever field as designated by the FAA. It is also intended to reduce the impact of airport uses on adjacent properties. The airport area designation will allow a mix of certain commercial and light industrial uses compatible with airport activities. It may allow for event related uses as well as trade/aviation schools with associated seasonal student dormitory housing. Development will be done under an approved site development plan. This master planning and community consultation activity is scheduled to occur in 2005.

- c. Mixed Use Designation. This designation applies to areas of the City in which housing, shopping and working activities can be compatibly mixed to encourage consolidation and infill of under-utilized parcels, reduced auto work and shopping trips and increased housing densities. Mixed Use areas will encourage a mix of multifamily residential, commercial and light industrial uses in the same area, on the same site, and in the same structure. Compatibility among sharing uses will be increased by design controls on both the site and structures. Mixing uses will be encouraged by incentives, but not required in the Mixed Use area.
- IA 7.2:** Maintain a practice that all industrial areas should have access to at least one major highway or major streets with limited rail, air, and water modes available to some sites in order to meet special transportation needs of specific industrial activities.
- IA 7.3:** Maintain a practice that industrial development should be served by adequate water and sanitary sewer facilities, and power utilities.
- IA 7.4:** Maintain a practice that the existing industrial land south of the Snohomish River should be encouraged to annex to the City by the extension of necessary utilities to allow optimum commercial and industrial development of this area.
- IA 7.5:** Maintain a practice that major transportation facilities, excluding the Snohomish Airport, should not be located in agricultural areas and should be physically isolated from planned residential areas.
- IA 7.6:** Maintain a practice that Adult Businesses and Adult use retail and commercial operations will be conditionally permitted in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street to isolate their secondary effects to the greatest extent possible.
- IA 7.7:** Maintain a practice that new industrial areas should not be located next to planned residential areas without some form of vegetation buffer.
- IA 7.8:** Maintain a practice that development of industrial parks and existing industrial areas should be encouraged to provide good site design, landscaping, and off-street parking.
- IA 7.9:** Maintain a practice that designated Airport Industry areas should include Harvey Field and adjacent areas within the airport ownership west to the UGA boundary.
- IA 7.10:** Maintain a practice that development within the Airport Industry designation will be done with ample landscaping and open space, and an approved site development plan that shows protects critical areas, environmental constraints, FEMA flood plain elevation restrictions and transportation impacts. .
- IA 7.11:** Maintain a practice that Mixed Use designated areas shall be located in parts of the City already characterized by mixed uses, served by arterials and within easy walking distance of transportation systems.
- IA 7.12:** Maintain a practice that development within Mixed Use sites shall be reviewed under a site development plan process that includes design review of the building in accordance with City regulations and Design Standards, and approval action by the

Hearing Examiner. The development of mixed uses on the same site and in the same structure will be encouraged by incentives such as shared parking

- IA 7.13:** Maintain a practice that Binding site plan agreements for specific site developments within the Mixed Use designation will be executed prior to the issuance of development permits.

PUBLIC ((AREA)) LAND USES

GOAL LU 8: Maintain a standard that provides adequate areas for public uses such as schools and parks, so that they are compatible with surrounding uses.

Policies

- PA 8.1:** Maintain a practice that land ~~((designated Public Use))~~ used for public facilities should adjoin streets which have sufficient capacity to accommodate vehicular and pedestrian traffic resulting from a specific activity.
- PA 8.2:** Maintain a practice that ~~((Public Use areas should))~~ public facilities can be utilized as a buffer between commercial, apartment, and single-family areas, or as a core areas around which residential uses are located.
- PA 8.3:** Maintain a practice that the Burlington Northern right-of-way which was abandoned and exists between Avenue D and Maple Avenue will be designated ~~((as a Public Use to ensure that it is))~~ and utilized as a utility and pedestrian corridor.
- PA 8.4:** Maintain a practice that ~~((Public Use areas))~~ public facilities will be encouraged that provide good site design, building design, landscaping, and off-street parking.
- PA 8.5** Implement a practice that the City shall maintain an inventory and develop programs and services for the preservation and allowance of siting of Essential Public Facilities.

OPEN SPACE LAND USE

GOAL LU 9: Maintain a standard of preserving and protecting natural and open space areas, which include environmentally sensitive areas and which also, include agricultural lands and parks as areas which either are largely undeveloped, are not designated open space, or provide a similar amenity.

- OS 9.2:** Maintain a practice that the City will attempt to buy, trade, receive in dedication, receive in easement, or exchange surplus City-owned property resources for open space and park property.
- OS 9.3:** Maintain a practice that this designation denotes those areas which will not be developed, although low intensity recreational activities are allowed. Areas such as this could include stream sides and wildlife and water fowl habitats.
- OS 9.4:** Maintain a practice that dedication of natural areas, critical areas and open space areas to the City may be required as part of the Critical Areas exceptions process for land use development including, binding site plan and plat approval.

URBAN HORTICULTURE LAND USE

GOAL LU 10: Maintain a standard that designates areas located within the City limits adjacent to agricultural areas for low density, low impact uses which will not adversely impact the adjacent agricultural uses.

Policies:

UH 10.1: Maintain a practice that the Urban Horticulture area will allow uses which do not require extensive structures or development and require large land areas; these include intensive agriculture operation, sale of agriculture products, sales of landscaping materials and supplies, farmer's markets, outdoor recreation activities and log and lumber storage. These are intended to act as areas of less intense development between the urban areas in the City and adjacent Agricultural areas.

UH 10.2: Maintain a practice that the Urban Horticulture areas shall be within the City limits which are adjacent to Agriculture areas and are either currently in agriculture uses or seasonal agriculture farm retail uses like produce markets, produce vendor, and tourism related attractions. .

UH 10.3: Maintain a practice that Development of the Urban Horticulture area should be done with a minimum of permanent structures requiring that at least 80 percent of a parcel remain unbuilt and pervious. Uses which may negatively impact adjacent Agricultural uses will be discouraged. These areas are typically located in the flood plain and development must meet the flood plain protection requirements of the City.

ANNEXATION

GOAL LU 11: Maintain a standard for annexation review that supports logical expansions of the City boundaries, conserves City resources, and results in no reductions in levels of service provision to the existing community.

Policies:

AN 1.1: Maintain a practice that review of annexations should balance policy criteria and other City objectives. Review criteria are intended as guidance rather than standards. Annexations should be evaluated in terms of the overall affect on the community.

AN 1.2: Maintain a practice that larger annexations should generally be favored over smaller annexations to preserve City resources.

AN 1.3: Maintain a practice that annexation boundaries should be regular, as defined by:

- a. The use of physical boundaries, such as streets and natural features;
- b. Avoiding creation of islands or peninsulas of unincorporated lands;
- c. Consideration of the relationship to hydrological systems, topography, and utility basins where appropriate; and
- d. Administrative boundaries, such as special service districts.

AN 1.4: Maintain a practice that annexation may be considered untimely if insufficient property owner support for annexation would result in less than optimal boundaries, unless other policy goals would be furthered.

- AN 1.5:** Maintain a practice that annexations should be supported where City utility services can be provided in a logical and efficient manner. Existing points of utility access, schedules for planned capital improvements, potential cost to existing ratepayers, and long term utility system improvements plans should be considered.
- AN 1.6:** Maintain a practice that annexations should have access from a City street or state highway, and should represent a logical and timely expansion of the City's street network. Future street grid system plans should be considered.
- AN 1.7:** Maintain a practice that evaluation of annexation proposals should consider the conformance of existing land uses with City codes and policies, and should consider the effects of historic land use, e.g., contaminated soils and the presence of historic or cultural resources, to the extent information is available.
- AN 1.8:** Maintain a practice that annexations should not be supported when the action would facilitate vested development proposals that are inconsistent with City standards, regulations, and policies.
- AN 1.9:** Maintain a practice that annexation proposals should generally include adjacent county rights-of-way. The cost of improvements and maintenance should be considered in the determination.
- AN 1.10:** Maintain a practice that certain unincorporated areas should be considered priority areas for annexation. Priority areas include:
- a. Areas where recurring revenues from taxes and fees will exceed the cost of providing municipal services to the area;
 - b. Areas where municipal services have already been extended;
 - c. Areas where urban services are required to correct degradation of natural resources or to address public health concerns;
 - d. Areas where the City has concerns about land use controls, i.e., future development occurring under other policies and standards;
 - e. Areas that represent peninsulas of unincorporated area partially surrounded by the City;
 - f. Areas where future development is necessary to help resolve existing urban service deficits;
 - g. Areas where existing residents are impacting City services and infrastructure;
 - h. Areas with existing urban character;
 - i. Areas with a logical and historical identification and affiliation with the City.
- AN 1.11:** Maintain a practice that the fiscal impacts should be considered in evaluating annexation proposals.
- AN 1.12:** Maintain a practice that service level impacts to existing residents and property owners should be considered in evaluating annexation proposals. Impacts to other service providers should also be considered.
- AN 1.13:** Maintain a practice that annexations should be required to assume a proportionate share of any existing City bonded indebtedness, unless waiving the requirement would achieve other City goals.

- AN 1.14:** Maintain a practice that the City's Shoreline Master Program should be amended, as necessary, to incorporate annexing properties at the time of annexation.
- AN 1.15:** Maintain a practice that the City will ensure consistency and quality of development within the City's future city limits by requiring annexation as a condition of connection to the City's utility systems. Exceptions can be made where connection is required due to public health emergencies or where contractual obligations limit the City's ability to require annexation. The City does not commit to provision of utility service to any area outside the City's corporate boundary. This policy is necessitated by case law that prohibits the City from conditioning utility service to UGA development on conformance to City development standards. Upon completion of an interlocal agreement with Snohomish County ensuring that development within the UGA conforms to City land use standards, this policy should be removed or amended.

Snohomish Schools

The City UGA is contained entirely within Snohomish School District 201. The School District is the largest employer in the City and school activities provide a major focus for our community's identity. Facility planning is accomplished through the biennial preparation and adoption of the District's Capital Facilities Plan (CFP). The CFP provides a description of the District's Mission, Standards, Inventory of Facilities, enrollment, and facility financing. School impact fees imposed by the City for new development are based upon the District's CFP, which is prepared in accordance with the provisions of the GMA.

As provided within the Capital Facilities Element, the Snohomish School District's Capital Facilities Plan is incorporated and adopted herein by reference.

~~((The population in the School District is approximately four times greater than in the City limits and this ratio is expected to slightly change as the population increases in the next twenty years.~~

The School District is recently completed their strategic planning exercise to determine how it will respond to the educational requirements of its students now and in the future.

Snohomish School District Capital Facilities Plan

~~This is an excerpt from the 2005-2010 CFP plans for the School district adopted by reference in the appendix of this plan. This information serves to provide the public with basic information about the district in this section. The entire CFP document will be adopted by reference and included in this comprehensive plan as exhibit A.~~

- The purpose of this report is to update the Capital Facilities Plan (CFP) for the Snohomish School District pursuant to the Washington State Growth Management Act

~~(GMA). The GMA includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.~~

- This CFP is intended to provide the Snohomish School District (District), Snohomish County and other jurisdictions a description of the facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2012, and a more detailed schedule and financing program for capital improvements over the six year period of 2004-2010.
- The CFP for the District was first prepared in 1994 in accordance with the specifications set down by the GMA. City ordinances require an approved School district CFP before the City can implant mitigation fees for new development. This CFP updates the 2003 GMA-based CFP that was adopted by the District and the County in 2002.

The CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District,
- Showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are

~~generally not appropriate for impact fee funding.~~

- ~~• A calculation of impact fees to be assessed and supporting data substantiating said fees.~~

~~In developing this CFP, the District followed these guidelines set forth in the Snohomish County General Policy Plan:~~

- ~~• Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.~~
- ~~• The CFP must comply with the GMA.~~
- ~~• The methodology used to calculate impact fees must comply with the GMA. The CFP must identify alternative funding sources in the event that impact fees are not available due to action by the state, county or cities within the District.~~
- ~~• The methodology used to calculate an impact fee also complies with the criteria and the formulas established by the County.~~

Overview of the Snohomish School District

~~The Snohomish School District serves a population of about 8,569¹ students in kindergarten through grade 12.² The City of Snohomish has a population of approximately 8,545 people while the County encompasses a larger population of 637,500 people. The District is located 35 miles north of Seattle in the heart of the Puget Sound region of Washington.~~

~~The District has preschool and ECEAP programs, nine elementary schools (grades K-6), two middle schools (grades 7 and 8), one~~

~~freshman campus (grade 9), one high school (grades 10-12), one alternative high school (grades 9-12), and a Parent Partnership Program (PPP) (grades K-12).~~

Section 2: District Standards

~~School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District’s adopted educational program. The facility standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). The facility standards that also typically drive facility space needs include educational program offerings, classroom utilization and scheduling requirements. Each CFD school standard and level of service for school facilities are listed below.~~

Facility Standards

~~Creating a quality educational environment is the first priority of the Snohomish School District. It is the District’s standard at this time that all students will be housed in permanent facilities and that classes will be run in one shift on a traditional school year schedule. Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables (temporary housing) are used ON A TEMPORARY BASIS in some locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, impact upon core facilities such as restrooms, library space, playground space, hallways, etc. In addition, some facilities may not accommodate portables because of limitations on septic capacity. When it is not possible to increase population at a particular site, even with portables, the District will have the option of redistricting school boundaries if space is available at other facilities. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however,~~

¹ October 1, 2003 FTE.

² Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (full time equivalent).

~~the District has no control over the ultimate land use decisions made by the permitting jurisdictions.~~

~~The use of temporary housing (portables) is considered strictly temporary and this CFP outlines the future permanent facility needs of the District. Where adequate funding for new construction is not available from State match and impact fees, local bonds will be secured to construct the new facilities.~~

Facility Standards for Elementary Schools:

- ~~• The target facility service standard for grades K-4 is 23 students per classroom. For grades 5-6, the facility standard is 25 students per classroom.~~
- ~~• Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.~~

Facility Standards for Secondary Schools:

- ~~• The target facility service standard for grades 7-8 is 28 students per classroom (except PE and Music).~~
- ~~• The target facility service standard for grades 9-12 is 30 students per classroom (except PE and Music).~~
- ~~• Optimum design capacity for new middle schools is 700 students. However, actual capacity of individual schools may vary depending on the educational programs offered.~~
- ~~• Optimum design capacity for new high schools is 1,500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.~~

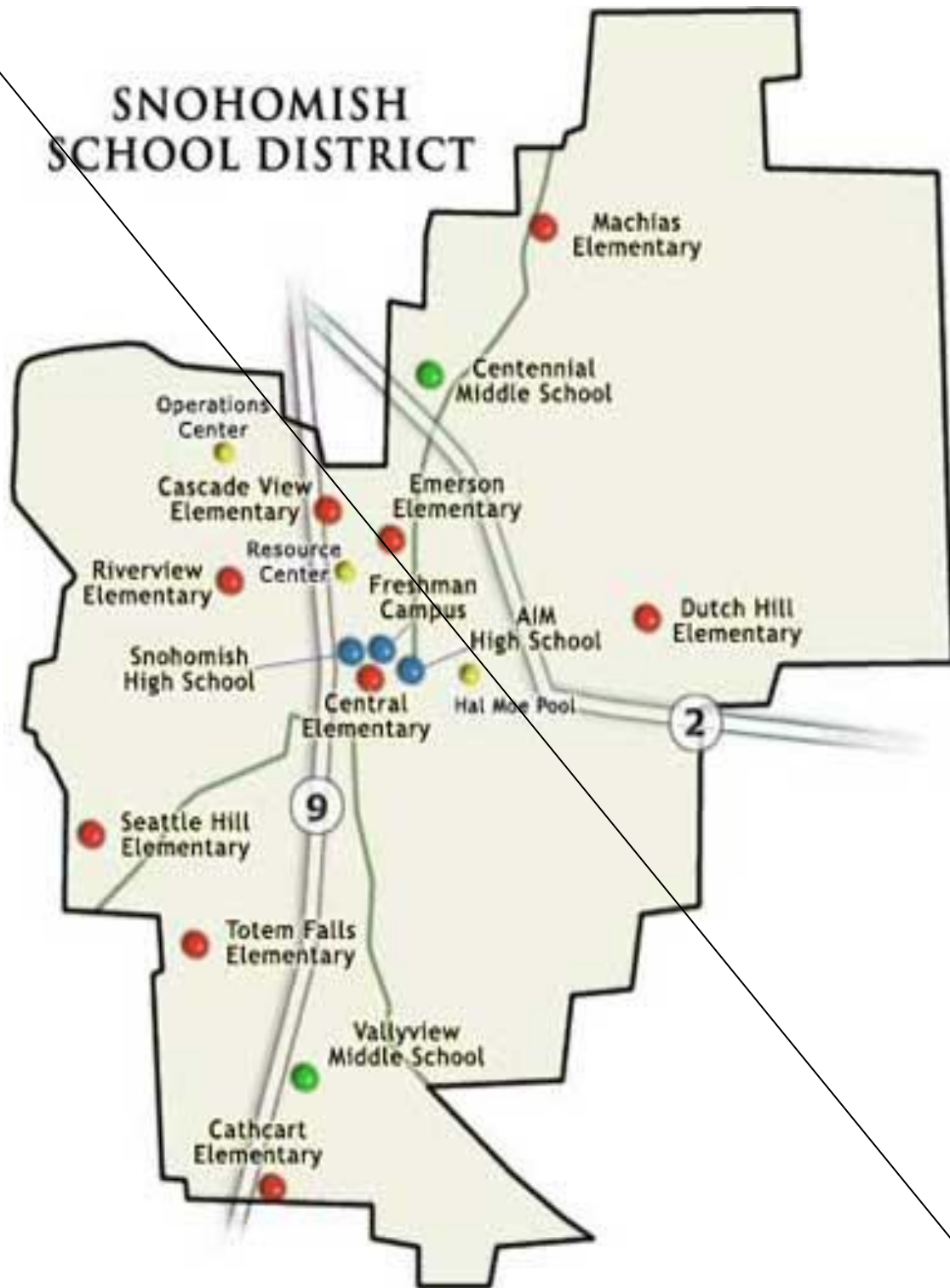


FIGURE 1
MAP OF DISTRICT AND SCHOOL FACILITIES

Table CO-1

**Expected increase in the Snohomish School District student population based on
Population forecast to the year 2012.**

	2000	2012 OFM Projected Ratio
School District Population	38,234	48,900
Students Population	8422	9,800

Source: Snohomish County Planning Department

School facilities in the City's GMA include the administration building, the senior high campus, the freshman campus, three elementary schools, Hal Moe Pool and the bus maintenance and storage facility. The Hal Moe Pool was an uncovered municipal pool which was transferred to the School District. A district wide bond issue was passed to fund construction of a pool enclosure and other improvements. This has resulted in an indoor pool facility which can be enjoyed by the entire community. The School District provides a variety of pool related programs for all members of the community. The City pays the water and sewer costs for the pool.

The School District has adopted a Capital Improvement program which identifies new school construction projects with the City's UGA.

Section 4: Student Enrollment

Historical Trends

Student enrollment in the District remained relatively constant between 1973 and 1983 and increased steadily between 1984 and 1997. The growth in student enrollment leveled out in 1998 and dipped a little in 1999. Student enrollment in 2000 and 2001 reflects a continuation in growth. The District anticipates, based upon projections from OFM and OSPI population projections, that future enrollments will continue a pattern of steady growth.

The October 1, 2003 FTE enrollment was 8,569. Enrollment projections are most accurate for the

initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

Six Year Enrollment Projections

Two enrollment forecasts were conducted for the District: an estimate by OSPI; and an estimate based upon County population as provided by OFM ("ratio method").

OFM population based enrollment projections have been estimated for the District using the revised *Snohomish County Tomorrow Initial 2025 GMA Population Forecast by School District* as recommended by the Snohomish County Tomorrow Steering Committee on October 22, 2003 and adopted into Appendix B of the Countywide Planning Policies by the Snohomish County Council on February 11, 2004. Between 1999 and 2001, the District's student enrollment constituted approximately 18.4% of the total population in 2009 in the District. Assuming that between 2004 and 2009, the District's enrollment will constitute 18.4% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 9,322 FTEs.

Exhibit D – Ordinance 2179
Capital Facilities Plans

Table 6									
Comparison of Student Enrollment FTE Projections 2003-2010									
Projection	October 2003*	2004- 2005	2005- 2006	2006- 2007	2007 2008	2008- 2009	2009- 2010	Projected Change 2003- 2010	% Change 2003- 2010
County/OFM	8,569	8,694.5	8,820	8,945.5	9,071	9,196.5	9,322	753	8.1%
OSPI	8,569	8,615	8,664	8,768	8,816	8,888	8,954	385	4.3%
County Population Projection							50,665		

*Actual Oct 2003 FTE

2012 Enrollment Projections

Student enrollment projections beyond the 2009-2010 school years are highly speculative. Using OFM/County data as a base, the District projects a 2012 student FTE population of 9,669. This is based on the OFM/County data for the years 1999 through 2001 and the District's actual fulltime equivalent enrollment for the corresponding years (for the years 1999 to 2001, the District's fulltime equivalent enrollment averaged 18.4% of the OFM/County population estimates).

The total enrollment estimate was broken down by grade span to evaluate long term needs for capital facilities. Again, these estimates are highly speculative and are used only for general planning purposes

Table 7
Projected Student Enrollment
2012

Grade Span	FTE Enrollment October 2003	Projected Enrollment 2012**
Elementary (K-6)	4,368	4,929
Middle School (7-8)	1,462	1,650
High School (9-12)	2,739	3,090
TOTAL (K-12)	8,569	9,669

Note: Snohomish County Planning and Development Service provided the underlying data for the 2012 projections:))

Exhibit E – Ordinance 2179
Capital Facilities Plans

Capital Facility ~~((Program))~~ Plans

~~((The))~~ A Capital Facility Plan or Program (CFP) ~~((within this element))~~ is a six-year financing plan for capital expenditures to be incurred each year. It sets forth each capital project which the jurisdiction plans to undertake and presents estimates of the resources needed to finance the project. The first year of the ~~((Capital Facilities Program will be converted to))~~ CFP is the basis for the annual capital budget, while ~~((the remaining five year program will))~~ years two through six provide long-term planning. ~~((Only the expenditures and appropriations in the annual budget are binding financial commitments. The Capital Facilities Program))~~ A CFP is a six-year rolling plan that ~~((will be))~~ is revised and extended annually ~~((to reflect changing circumstances))~~ or in some instances, biennially. The priorities, funding strategies, and schedules contained within a CFP are typically based upon, and serve to implement, a long-range comprehensive plan or strategic plan for the agency or service.

The most-recent edition of the following Capital Facility Plans are adopted and incorporated herein by reference:

<u>Service</u>	<u>Title</u>	<u>Date</u>	<u>Revision Schedule</u>
<u>City: All</u>	<u>City of Snohomish Capital Improvement Plan</u>	<u>2009-2014</u>	<u>Annual</u>
<u>Public Education</u>	<u>Snohomish School District Capital Facilities Plan</u>	<u>2008-2013</u>	<u>Biennial</u>